

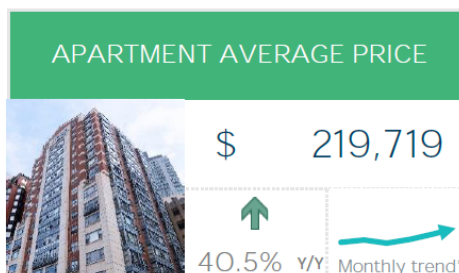
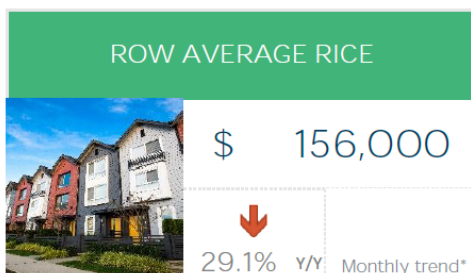
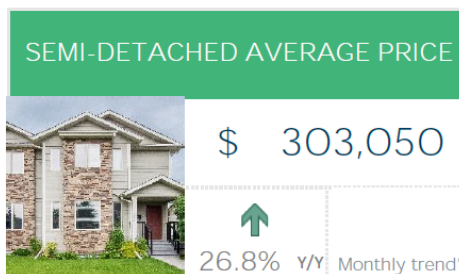
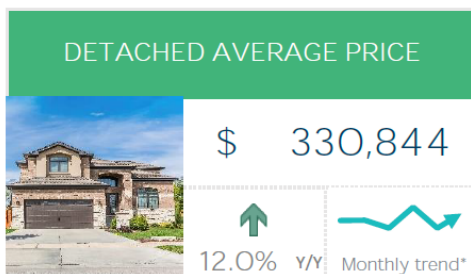
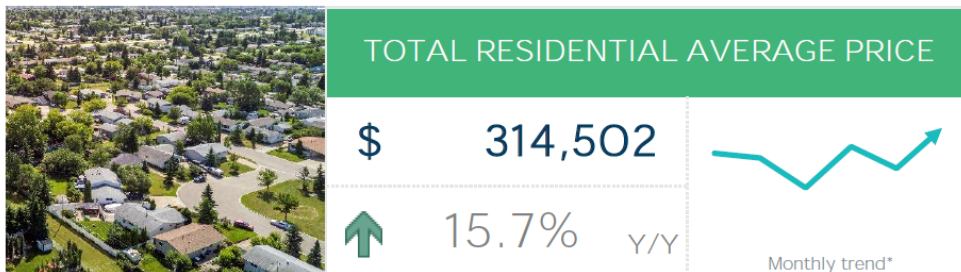
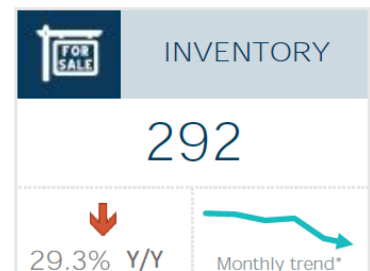
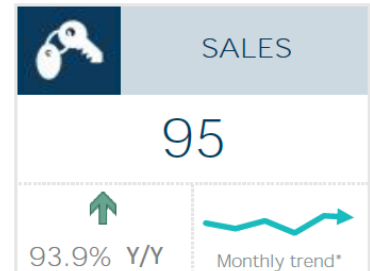
February 2021

Market Trend Summary

Thanks to gains in the detached segment of the market, February sales rose to the best monthly level seen in over a decade. New listings also rose but not enough to cause any significant change in the low inventory situation playing out in the city.

With a sales-to-new-listings ratio of 74 per cent and months of supply of only three months, it is no surprise that prices are trending up the city.

Detached sales have improved across most price ranges, but products priced between \$400,000 - \$500,000 saw a significant jump in the share of sales going from only 5 per cent of the sales last year to 14 per cent of all the sales. The shift in distribution could be one of the factors impacting the significant year-over-year gain recorded this month.



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed
Data source: Pillar 9

February 2021

February 2021

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	79	103%	102	57%	189	-30%	77%	2.39	-66%	\$330,844	12%
Semi	5	150%	7	0%	21	-42%	71%	4.20	-77%	\$303,050	27%
Row	3	200%	7	-13%	31	-24%	43%	10.33	-75%	\$156,000	-29%
Apartment	8	14%	12	-29%	51	-22%	67%	6.38	-31%	\$219,719	41%
Total Residential	95	94%	128	32%	292	-29%	74%	3.07	-64%	\$314,502	16%

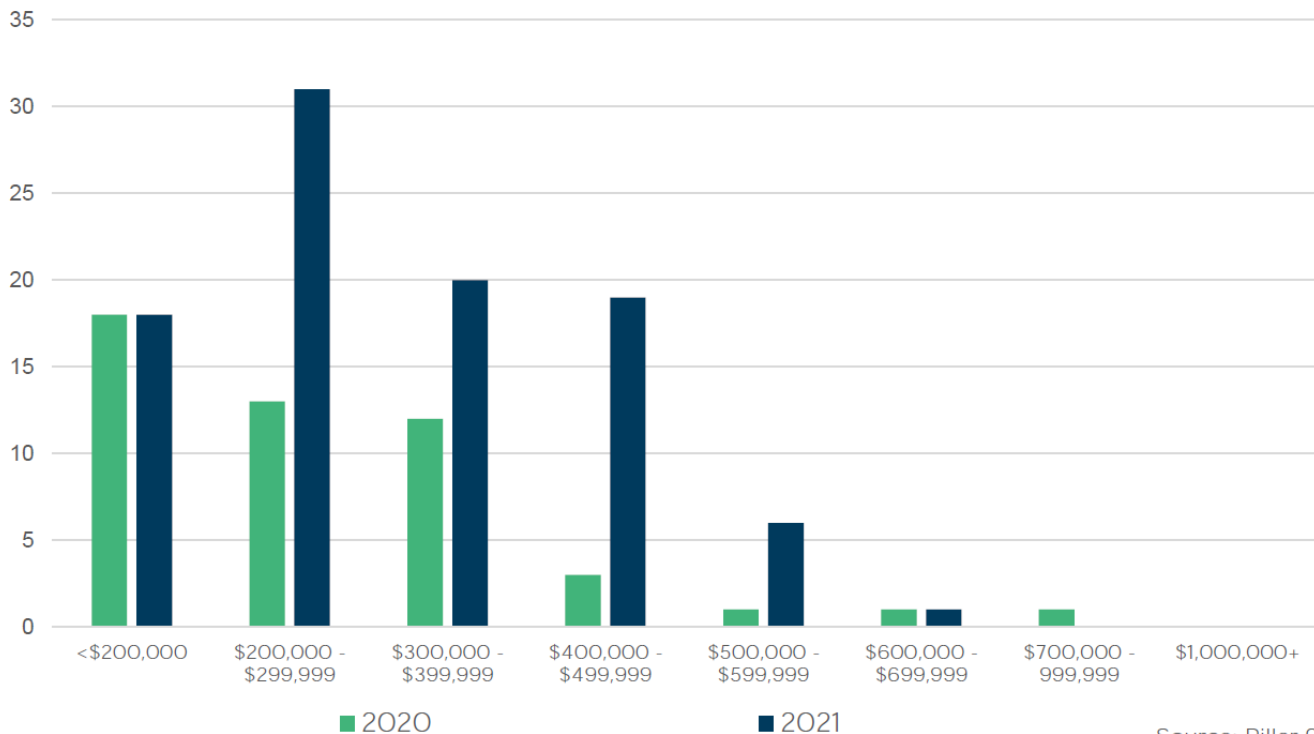
Year-to-Date

February 2021

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	140	52%	178	7%	184	-32%	79%	2.63	-56%	\$315,768	6%
Semi	10	150%	17	-6%	22	-39%	59%	4.30	-75%	\$279,225	32%
Row	8	60%	16	-20%	32	-19%	50%	7.88	-50%	\$202,875	29%
Apartment	16	60%	25	-26%	52	-18%	64%	6.50	-49%	\$203,297	29%
Total Residential	174	57%	236	-1%	289	-30%	74%	3.32	-55%	\$298,135	8%

Residential Sales by Price Range

February



Source: Pillar 9